

094.0

0002

0017.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
674,600 / 674,600

APPRaised:

674,600 / 674,600

USE VALUE:

674,600 / 674,600

ASSESSED:

674,600 / 674,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NICHOLSON CHRISTOPHER J ETAL	
Owner 2: TRS/ CHRISTOPHER J NICHOLSON	
Owner 3: DENISE M PISCITELLI LIVING TR	

Street 1: 16 EDMUND RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: NICHOLSON CHRISTOPHER -

Owner 2: PISCITELLI DENISE -

Street 1: 16 EDMUND ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,578 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Aluminum Exterior and 1282 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

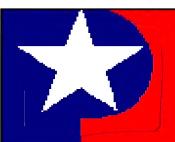
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4578		Sq. Ft.	Site		0	70.	1.22	5									390,138						390,100	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										61373
										GIS Ref
										GIS Ref
										Insp Date
										08/15/18



USER DEFINED

Prior Id # 1:	61373
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:19:21
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,500	0	4,578.	390,100	674,600	674,600	Year End Roll	12/18/2019
2019	101	FV	231,800	0	4,578.	395,700	627,500	627,500	Year End Roll	1/3/2019
2018	101	FV	231,800	0	4,578.	295,400	527,200	527,200	Year End Roll	12/20/2017
2017	101	FV	231,800	0	4,578.	267,500	499,300	499,300	Year End Roll	1/3/2017
2016	101	FV	231,800	0	4,578.	256,400	488,200	488,200	Year End	1/4/2016
2015	101	FV	226,400	0	4,578.	217,400	443,800	443,800	Year End Roll	12/11/2014
2014	101	FV	226,400	0	4,578.	206,200	432,600	432,600	Year End Roll	12/16/2013
2013	101	FV	226,400	0	4,578.	196,200	422,600	422,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICHOLSON CHRIS	72347-272	1	3/19/2019	Convenience		1	No	No	
BUHSMER KARLA S	49621-425		6/15/2007		445,000	No	No		
SEBELL WILLIAM	31570-548		6/28/2000		324,500	No	No		
	28028-426		12/30/1997		226,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2018		MEAS&NOTICE						BS Barbara S
1/10/2009		Meas/Inspect						372 PATRIOT
12/3/2008		MLS						MM Mary M
8/6/2007		MLS						HC Helen Chinal
4/14/2000		Inspected						264 PATRIOT
2/1/2000		Mailer Sent						
2/1/2000		Measured						197 PATRIOT
8/5/1993								RV

ACTIVITY INFORMATION

Date	Result	By	Name
Sign:	VERIFICATION OF VISIT NOT DATA		/ / /

